

October 6, 2009

Board of Trustees
Town of Frederick
PO Box 435
Frederick, CO 80530

RE: Letter of Intent for the Annexation, Subdivision and Rezoning of
St. Vrain Sanitation District property, Section 19, Township 2 North,
Range 67 West
CDS Project No. 09-4946

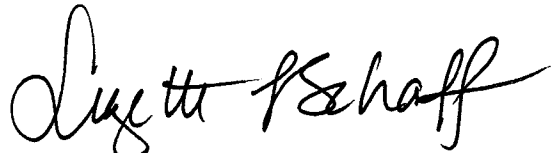
Ladies and Gentlemen:

St. Vrain Sanitation District (SVSD) intends to subdivide and rezone their property located in a portion of the west half of Section 19, Township 2 North, Range 67 West of the 6th Principal Meridian. SVSD requests that the Town of Frederick annex an approximate one-acre parcel of the same property into the town limits. The majority of the property lies within the town limits, however, a panhandle in the southwest corner of the site has not been previously annexed into the town. The land will remain undeveloped under the ownership of SVSD.

If you have any questions, please do not hesitate to contact me at (970) 667-8010 or Eric Doering, SVSD manager at (303) 776-9570.

Respectfully,

FOR AND ON BEHALF OF
CDS ENGINEERING CORPORATION



Suzette L. Schaff, P.E.

cc: Mr. Eric Doering
St. Vrain Sanitation District

**Annexation Assessment Report
for the St. Vrain Sanitation District
Treatment Plant 2 Site Annexation**

June 8, 2009

The St. Vrain Sanitation District (SVSD) is requesting that the Town of Frederick annex a portion of their property located in the southwest quarter of the northwest quarter of Section 19, Township 2 North, Range 67 West of the 6th Principal Meridian. An approximate one-acre parcel is proposed for annexation. The remainder of the SVSD property is currently within the Town of Frederick limits. SVSD does not plan to develop the property, therefore, the annexation is expected to have minimal impact on the community at this time. If the property is developed at a later date, all impacts to the Town of other entities would need to be addressed at that time.

No impact to the local economy, schools, existing transportation system, is anticipated because no developmental changes will occur on this parcel of land under the ownership of SVSD. If future improvements are made to the site, these areas may be impacted. However, we are unable to predict what these impacts would be at this time. We do understand that future developers would be required to address access to the site. Agreements would be required between Frederick and the developer, when access locations are identified. If access to Colorado Boulevard through the Firestone Trail property would be desired, then the agreement would need to include the Town of Firestone.

The storm drainage system will not change significantly at this time. Currently, SVSD plans to rehabilitate the portion of their site that is currently annexed into the property at the end of 2009. The rehabilitation does not include the piece that will be annexed with this project. That piece will remain in it's existing condition. Any future development that may occur on the portion to be annexed would be subject to maintaining stormwater runoff rates that equal those of the historical condition, per the annexation agreement. Future improvements would also be subject to the Town of Frederick stormwater standards at the time of development.

The annexation of this property is not immediately expected to affect the Police Department, Frederick Fire Protection District or the Carbon Valley Recreation District or other park facilities and recreation programs.

The land will remain in the same condition under the ownership of SVSD, therefore the environment will not be altered with this annexation.

The short-term economic development potential is expected to stay the same as current potential. Long-term potential will depend on plans of any future owners of the property. It is impossible for SVSD to predict long-term economic development potential at this time.

The property will remain in its current state under the ownership of SVSD, therefore the compatibility with the street master plan, the *Frederick Comprehensive Plan*, and the Town of Frederick Land Use Code will not change from the existing conditions.

The annexed parcel will not affect the existing and adjacent land uses in a negative manner under the ownership of SVSD.